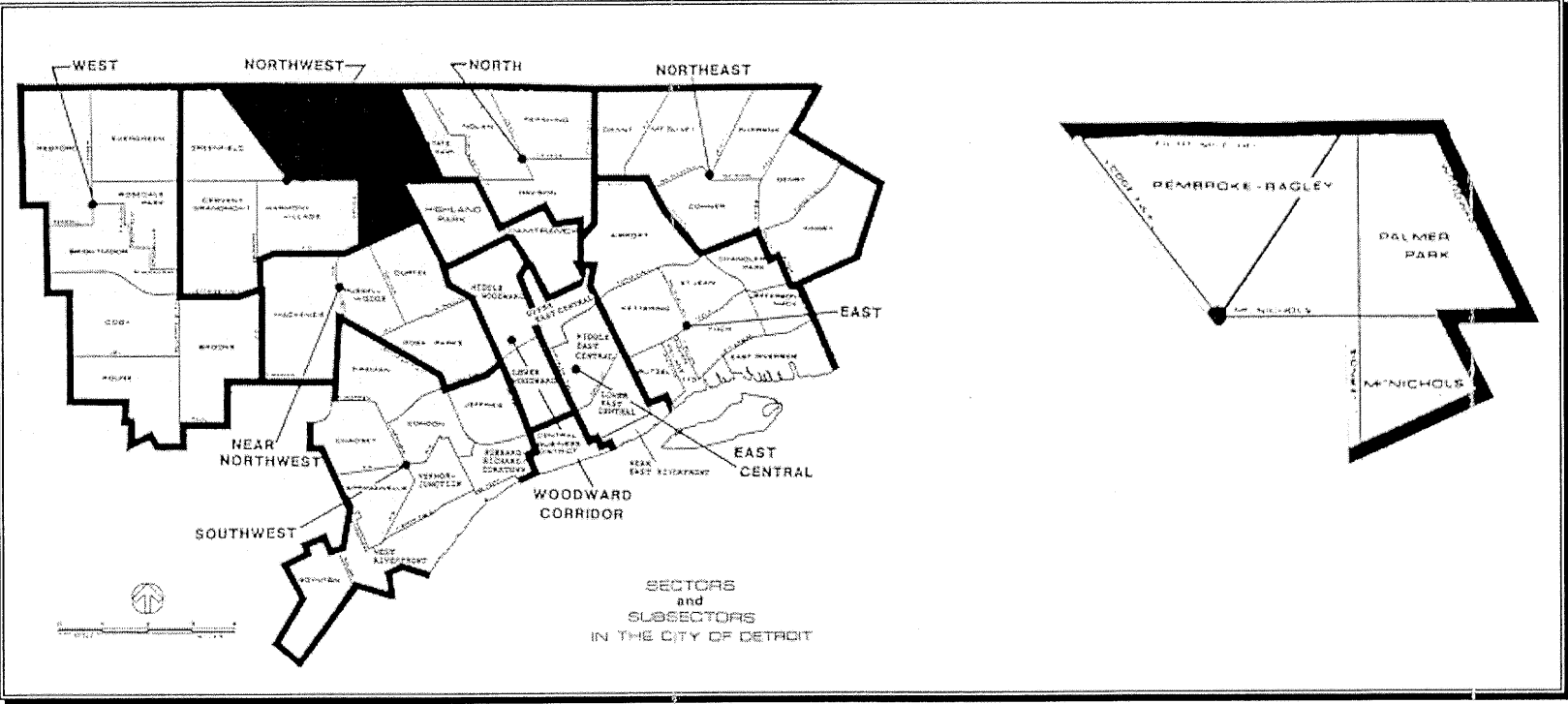


	Pembroke-Bagley	Palmer Park	McNichols
Sub-sector Characteristics & Issues	<ul style="list-style-type: none"><li>• Low-density residential area</li><li>• NW Activity Center, Lewis College of Business, &amp; Grace Hosp.</li><li>• Population enjoys significantly higher education level and income.</li><li>• Area requires little public assistance for rehab. or beautification</li><li>• N/o Pembroke, E/o Wyoming needs spot demo./rehab. consideration</li><li>• Low maintenance levels &amp; high vacancy rate of duplexes a concern</li></ul>	<ul style="list-style-type: none"><li>• Single-family neighborhoods among the most affluent in the City.</li><li>• Palmer Park's housing stock, neighborhoods, &amp; rec. acreage are its greatest asset.</li><li>• Esthetics along Livernois are in need of improvement.</li><li>• Crime is a problem, especially in apt. &amp; commercial areas.</li></ul>	<ul style="list-style-type: none"><li>• Dramatic decrease in population since 1970.</li><li>• Poverty rate is high relative to Northwest sector and the City.</li><li>• Insufficient rec. facilities within the sector to meet the need.</li><li>• Interfaces between residential / industrial land uses not smooth or attractive.</li><li>• Prevalence of vacant structures and lots</li><li>• Vacancies among individual flats.</li><li>• Truck traffic forced to use residential streets to gain access to industries located in the southern portion of the sector.</li><li>• Overabundance of commercial land; especially neighborhood commercial.</li><li>• Majority of residential stock is aged &amp; deteriorated</li></ul>
N Commercial	<ul style="list-style-type: none"><li>• Develop green space, institutional / residential uses on surplus comm. frontage</li><li>• Improve existing commercial frontage</li><li>• On James Couzens/ 8 Mile encourage small business service &amp; office districts. Improve facade cond. and parking facilities. Discourage businesses which rely on pedestrian &amp; impulse oriented vehicular traffic from locating within the James Couzens frontage. This type of traffic is not present.</li><li>• Control the development of adult entertainment establishments.</li></ul>	<ul style="list-style-type: none"><li>• Encourage stabilization &amp; beautification of the Livernois commercial frontage.</li><li>• Opportunity for secure general commercial districts to complement existing comparison commercial district.</li><li>• Encourage development of a general merchandise store as a second anchor in Ave. of Fashion.</li><li>• Use available means to prevent crime in commercial areas; especially Ave. of Fashion.</li></ul>	<ul style="list-style-type: none"><li>• Reduce the amount of commercial space especially on Puritan &amp; Fenkell.</li><li>• Encourage local commercial districts to locate toward major intersections.</li><li>• Surplus frontages should be dev. for residential use and/or landscape buffers from trafficways.</li><li>• Limit gen. comm. districts to Livernois and Fenkell (near Linwood) to support industrial district to the south.</li><li>• Encourage small commercial district along McNichols to continue a high maintenance level.</li></ul>
Housing	<ul style="list-style-type: none"><li>• Implement program incorporating spot demolition, rehab., infill dev.</li><li>• Encourage rehab., private reinvestment, and occupancy of vacant units along major thoroughfares.</li></ul>	<ul style="list-style-type: none"><li>• Provide the necessary assistance to assure proper maintenance of a vacant lot until it can be occupied.</li><li>• Mount a major campaign to rid Palmer Park and the district of its criminal element.</li></ul>	<ul style="list-style-type: none"><li>• Initiate rehab. programs to bring res. stock to code esp. Puritan &amp; E/o Log Cabin.</li><li>• Utilize vacant lots to increase lot size of adj. parcels.</li><li>• Consider rehab. of small multiples for subsidized low income housing.</li></ul>
Job Centers	<ul style="list-style-type: none"><li>• Permit light industrial uses along 8 Mile frontage using strict planning standards.</li></ul>		
Transportation			
Youth Development		Encourage the continuation of the Palmer Park recreational area through proper maintenance, increased security and facility upgrade. Consider a bike path and indoor rec. facility with the park.	
Definitions		General commercial: Low intensity retail or wholesal usues along major thoroughfares which are suitable for businesses, warehouses, and some light industrial activities. Comparison Commercial: Offer merchandise for sale in major department stores or national chains and where several stores are selling the same type of merchandise allowing customers to make comparisons.	



Northwest Sector Matrix for Cluster 10  
Detroit Community Reinvestment Strategy  
Taken From the City of Detroit Master Plan Recommendations

Figure 3-2